

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to the provisions of Massachusetts General Laws, Chapter 121, as superseded and amended by its successor Statute Chapter 121B, as amended, and having its principal office in Boston, Suffolk County, Massachusetts, in pursuance of its powers as set out in said laws and every other power thereunto enabling determined that the area or areas hereinafter described within the City of Boston constitute a substandard and decadent area as defined in Chapter 121B, as amended, and further determined in accordance with Sections 45, 46 and 48 of said Law and all other powers granted by said Chapter 121B that a project for the assembly and renewal of said area, hereinafter called the North Station Urban Renewal Area, described in ANNEX A, ought to be undertaken in said City;

WHEREAS, on May 22, 1980, the Redevelopment Authority approved and adopted an Urban Renewal Plan as defined in Section 121B for the renewal of said area, said plan being entitled, "North Station Urban Renewal Plan";

WHEREAS, the Authority acting as the Planning Board of said City, the City Council of said City and the Department of Community Affairs have severally approved the said Renewal Plan and project and made appropriate findings and determinations in connection therewith, all in accordance with the provisions of law including but not limited to Chapter 121B;

WHEREAS, the City of Boston and said Redevelopment Authority have entered into an agreement, dated April 6, 1981,

and entitled, "Cooperation Agreement," providing among other things for a contribution by said City in connection with the carrying out and completion of said Urban Renewal Plan;

WHEREAS, public hearings on said Urban Renewal Plan and North Station Project have been held, after due notice, including public hearings by the City of Boston ;

WHEREAS, the Redevelopment Authority has determined that the taking in fee simple by eminent domain of said area, as hereinafter described, is necessary and reasonably required to carry out the purposes of General Laws Chapter 121B, as amended, and said Urban Renewal Plan;

WHEREAS, the Redevelopment Authority, in accordance with the provisions of Chapter 121B as amended, of said Housing Authority Law, has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by General Laws (Ter. Ed.) Chapter 79, section 40.

NOW, THEREFORE, ORDERED that the Boston Redevelopment Authority, acting under the provisions of Chapter 121B and without limiting the generality of the foregoing Section 48, subparagraph (b) of General Laws (Ter. Ed.) Chapter 121B, and all other authority thereunto enabling, and pursuant to the applicable provisions of General Laws (Ter. Ed.) Chapter 79, as amended, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas located in the City of Boston as hereinafter described, including all parcels of land therein, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee to the center of any and all public streets, highways and public ways, contiguous and adjacent to said area or areas, except any and all easements

of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto, being bounded and described in ANNEX B attached hereto and made a part hereof as though incorporated herein in full.

AND FURTHER ORDERED that in accordance with the provisions of the General Laws, Chapter 79, Section 6, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons including all mortgagees of record having any and all interest in each parcel of the areas described in ANNEX B and entitled to any damages by reason of the taking hereby made; the word, "Parcel" as herein used being construed to mean any contiguous tract of land in the same ownership whether or not such tract consists of one or more platted lots or a fractional part thereof. The Boston Redevelopment Authority reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX C, which ANNEX C is not to be recorded in the Registry of Deeds with this Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this order of taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the

Authority to be hereto affixed and these presents to be signed in the
name and behalf of the Boston Redevelopment Authority.

DATED: APR 28 1983

BOSTON REDEVELOPMENT AUTHORITY

By:

Robert L. Finner

[Signature]

James R. Blumenthal

William A. Mulvaney

Clarence J. Jones

ATTEST:

Karee Surman

Secretary of the Boston Redevelopment Authority

APPROVED AS TO FORM:

Ralph F. Cahill

Ralph F. Cahill, Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY
NORTH STATION URBAN RENEWAL AREA
PROJECT AREA DESCRIPTION

The North Station Redevelopment Project area is bounded and described as follows:

Beginning at the intersection of the southeasterly sideline of Causeway Street and the centerline of Lomasney Way;

thence running in a northwesterly direction along said centerline of Lomasney Way to a point, said point being the intersection of said centerline of Lomasney Way and the centerline of Martha Road;

thence turning and running in a west-northwesterly direction along said centerline of Martha Road to the intersection of said centerline and the southwesterly sideline of Charles River Dam extended southeasterly thereto;

thence turning and running in a generally northwesterly direction along said southwesterly sideline of Charles River dam to a point, said point being the intersection of said southwesterly sideline of Charles River Dam and the northwesterly sideline of the Fender Pier located some 180 feet north of the southerly shoreline of the Charles River, extended thereto;

thence turning and running in a generally northeasterly direction along said northwesterly sideline of the Fender Pier to a point, said point being the intersection of said northwesterly sideline and the northerly sideline of said Fender Pier;

thence turning and running northeasterly to the point of tangency of the West End of the Northerly sideline of

the Fender Pier located some 220 feet north of the southerly shoreline of the Charles River and some 280 feet west of the centerline of the Boston and Maine Railroad tracks where they cross the Charles River;

thence turning and running in a generally easterly direction along said northerly sideline of the Fender Pier and along said sideline extended to a point, said point being the intersection of said northerly sideline extended and the northeasterly sideline of the Annelex Building extended thereto;

thence turning in and running in a generally southeasterly direction along said extended northeasterly sideline of the Annelex Building to the northerly corner of said building;

thence turning and running southwesterly along the northwesterly side of the building to the westerly corner;

thence turning and running in a generally southeasterly direction along the southwesterly side of the Annelex Building and said side extended to the point of intersection with the southeasterly sideline of Causeway Street;

thence turning and running in a generally southwesterly direction to the point of beginning.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

NORTH STATION URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcel of land is to be taken by this Order of Taking:

Boston Redevelopment Authority Disposition Parcel P-1,
consisting of approximately 104,995 square feet, as shown on a
plan entitled, "Delivery Parcel Plan, Parcel P-1, North Station
Urban Renewal Area," dated May , 1983, prepared by CE Maguire,
Inc., Boston, Massachusetts, which Plan is recorded herewith.
Disposition Parcel P-1 is bounded and described as follows:

Beginning at a point on the future Northeasterly sideline of
Lomasney Way, said beginning point being N36°-04'-00"W
five and no hundredths (5.00) feet from the point of intersection
of the said future Northeasterly sideline of Lomasney Way
extended, and the future Northwesterly sideline of Causeway
Street extended, and said beginning point being the Westerly
point of curvature and tangency of a five and no hundredths
(5.00) foot radius curve;

thence running N36°-04'-00"W by said future Northeasterly
sideline of Lomasney Way two hundred ninety-five and no
hundredths (295.00) feet to a point;

thence turning and running N53°-56'-00"E by land now or
formerly of the Boston Redevelopment Authority and by land
now or formerly of the City of Boston three hundred fifty and
no hundredths (350.00) feet to a point;

thence turning and running S36°-04'-00"E still by land now or
formerly of the City of Boston and by land now or formerly of
the Boston Redevelopment Authority three hundred and no hundredths
(300.00) feet to a point, said point being on the future Northwesterly
sideline of Causeway Street;

thence turning and running S53°-56'-00"W along said future
Northwesterly sideline of Causeway Street three hundred forty-
five and no hundredths (345.00) feet to a point, said point being
the point of curvature and tangency of a curve having a radius of
five and no hundredths (5.00) feet;

thence running by said curve to the right having a radius of
five and no hundredths (5.00) feet, seven and eighty-five
hundredths (7.85) feet to the point of beginning, said point
being a point of tangency to said curve.

Also included in this taking is a parcel of land, containing 4,023
square feet, more or less, as shown on a plan recorded herewith and
is bounded and described as follows:

Beginning at a point, said point being on the Southwesterly property line of said Parcel P-1 S36°-04'-00"E five and no hundredths (5.00) feet from the Westerly corner of said parcel;

thence running along said Southwesterly property line and future Northeasterly sideline of Lomasney Way S36°-04'-00"W by land now or formerly of the Boston Redevelopment Authority two hundred eighty-three and sixty-two hundredths (283.62) feet to a point;

thence turning and running N81°-04'-00"W on land now or formerly of the Boston Redevelopment Authority nineteen and eighty-six hundredths (19.86) feet to a point;

thence turning and running N36°-04'-00"W on land now or formerly of the Boston Redevelopment Authority two hundred thirty-two and ninety-one hundredths (232.91) feet to a point;

thence turning and running S53°-56'-00"W on land now or formerly of the Boston Redevelopment Authority four and twenty-one hundredths (4.21) feet to a point;

thence turning and running N36°-04'-00"W on land now or formerly of the Boston Redevelopment Authority twenty-eight and eighty-three hundredths (28.83) feet to a point;

thence turning and running N53°-56'-00"E on land now or formerly of the Boston Redevelopment Authority three and fifty-eight hundredths (3.58) feet to a point. Said last three courses describing the surface access area to said utility vault;

thence turning and running N36°-04'-00"W on land now or formerly of the Boston Redevelopment Authority nine and eighty-eight hundredths (9.88) feet to a point;

thence turning and running N53°-56'-00"E on land now or formerly of the Boston Redevelopment Authority six and fifty hundredths (6.50) feet to a point;

thence turning and running S36°-04'-00"E on land now or formerly of the Boston Redevelopment Authority two and four hundredths (2.04) feet to a point;

thence turning and running N53°-56'-00"E on land now or formerly of the Boston Redevelopment Authority eight and seventeen hundredths (8.17) feet to the point of beginning.

Included within these parcels are certain portions of registered land as described the following Certificates of Title:

Certificates of Title

41944	LC 2605
43686	LC 2605
91282	LC 8864, 3051

Certificates of Title

92551	LC 815
61724	LC 18461
61726	LC 25885
61725	LC 25884
65580	LC 10083
65254	LC 815
81559	LC 815

For previous title to a portion of the premises see Order of Taking, dated March 31, 1983, recorded at Suffolk Registry of Deeds, in Book 10247, page 410, which incorrectly stated the taking area to be 9,728 square feet instead of 9,729 square feet and incorrectly stated the Plan recorded therewith to be dated February, 1983, instead of March, 1983.

The owner of the parcels of land hereby taken is unknown.

ANNEX C

BOSTON REDEVELOPMENT AUTHORITY
NORTH STATION URBAN RENEWAL AREA

AWARD OF DAMAGES

No awards are made with this Order of Taking.